

DUNSTABLE VILLAGE

**11 Pleasant Street
Dunstable, Massachusetts**



LOCAL INITIATIVE PROGRAM

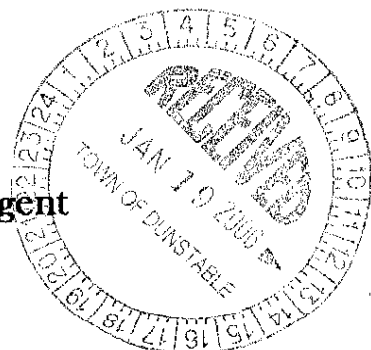
COMPREHENSIVE PERMIT PROJECT APPLICATION

Prepared for:
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Applicant:
MARK VACCARO

Prepared by:
L.A. ASSOCIATES, INC., Agent

NOVEMBER 2005



INSTRUCTIONS

Please submit three copies of the application plus two copies of all drawings. The *submittal* must include a check for the processing fee, payable to DHCD, for \$1500 per project plus \$20 per unit.

Mail to:
Department of Housing & Community Development
100 Cambridge St., Suite 300 ~ Boston, MA 02114
Boston, MA 02114
Attn: Office of Housing Development Division

Email to:
marilyn.contreas@ocd.state.ma.us

To fill out the application electronically, simply position your cursor on a line and type. You can use the tab key to move between questions. *Note that for email submissions, signatures and all attachments including payment must be sent separately by regular mail.*

Most questions are self-explanatory. If you need assistance, please contact Marilyn Contreas at 617-573-1359.

For question 12 on page 5, please provide the general designation of zoning (e.g. residential, business, mixed-use). Do not provide only the specific municipal category (e.g. R-1).

For question 4 on page 6, "affordable units" must be at least 25% of the total and must be affordable to households with incomes at or below 80% of area median. Refer to the Guidelines for more information. "Other units" are those that are made available under special financing or special agreement (e.g. with Section 8 vouchers or through MassHousing programs).

For rental projects, you must use the One Stop Application, available online at <http://www.onestopapp.com/>, instead of Unit Composition (page 8) and Ownership Pro Forma (page 11). Contact DHCD for assistance.

Notes on required attachments (see Checklist, page 17): The letter of interest from a construction lender should be pertinent to the proposed project. The map of the community highlighting the site can be any type of map showing at least major roads. The rationale for the affordable prices should explain your assumptions and what factors you considered.

Application Contents

General Information	p. 1
Municipal Contact Information	p. 2
Community Support	p. 3
The Site	p. 4
Surrounding Neighborhood & Community	p. 5
The Project	p. 6
Design and Construction	p. 9
Project Feasibility	p. 11
The Development Team	p. 13
Marketing and Lottery Plans	p. 16
Checklist of Attachments	p. 17

Department of Housing & Community Development
Local Initiative Program
Application for Comprehensive Permit Projects

GENERAL INFORMATION

1. Community: Dunstable
2. Name of Development: Dunstable Village Estates
3. Site Address: 11 Pleasant Street
4. Developer: Dunstable Village Development
5. Municipal Project Contact: Susan Psaledakis
6. Title: Chairperson, Board of Selectmen
7. Address: 511 Main St., Dunstable, MA 01827
8. Phone: (978) 649-4514 x224 Fax: (978) 649-4371
10. Email: _____

11. Type of Housing:

☐ Fee Simple
☒ Condominium

☐ Rental
☐ Age Restricted

12. Project Characteristics:

☒ New Construction
☐ Rehabilitation

☐ Conversion
☐ Other

13. Total Acres 3 Density of Project (units/acre) 8

14. Are there wetlands on the site? ☐ Yes ☒ No

15. Unit Count:

Total Number of Units 24 Affordable 6 Market 18

16. Unit Prices/Rents:

Market Rate	<u>\$399,000</u>
Affordable	<u>\$150,000</u>

17. Required Signatures:

Chief Elected Official of Municipality

Date

Chairman, Local Housing Partnership
(if applicable)

Date

Municipal Contact Information ~ Other than Project Contact

1. Chief Elected Official

Name Susan Psaledakis, Chairperson, Board of Selectmen
Address 511 Main Street, Dunstable, MA 01827
Phone (978) 649-4514 x224 Fax (978) 649-4371
Email _____

2. Town Administrator/Manager

Name N/A
Address _____
Phone _____ Fax _____
Email _____

3. City/Town Planner (if any)

Name N/A
Address _____
Phone _____ Fax _____
Email _____

4. Chairman, Zoning Board of Appeals

Name Wesley Goss
Address 511 Main Street, Dunstable, MA 01827
Phone (978) 649-4514 x224 Fax (978) 649-4371
Email _____

5. Chairman, Local Housing Partnership (if any)

Name David Johnson, Chairman - Affordable Housing Committee
Address _____
Phone _____ Fax _____
Email _____

Community Support

1. Letter of Support from Municipality

Attach a letter containing a short narrative on the basics of the project, the history of the project, the ways in which the community is providing support, and how the development team has addressed any concerns the community has. The letter must be signed by the chief elected official of the community.

2. Letter of Support from Local Housing Partnership

If the community has a housing partnership, please attach a letter from them indicating their support for the project. The letter should summarize how the partnership has been working with the developer.

3. Local Contributions

Check off all that apply and provide a brief description at the end.

- ☐ Land donation (dollar value_____)
- ☐ Building donation (dollar value_____)
- ☐ Marketing assistance
- ☐ Other work by local staff
- ☒ Density increase
- ☐ Waiver of permit fees
- ☐ Other regulatory or administrative relief (specify)

- ☐ Local funds (cash)
Amount \$_____
- ☐ Agreement by a lender to provide favorable end-loan financing
(ownership projects only)
- ☐ Other (specify)

Briefly explain the contributions:

The project requires a waiver of current zoning by the Town via the issuance of a comprehensive permit from the Zoning Board of Appeals to allow greater density.

4. Conformance with Local Plans

If applicable, briefly describe how the project fits with any planning the community has done (e.g. master plan, EO 418 housing strategy or CD Plan, affordable housing plan).

Not applicable.

The Site

1. Site Characteristics

Describe the site and note the presence of any development constraints such as wetlands or ledges. If there are any unusual site conditions, explain them here.

The site consists of approximately 3 acres of land; one acre zoned residential and two acres zoned commercial. The site is located in the center of Dunstalbe with frontage on Route 113, Pleasant Street. There are no wetlands on the site or within 100' of the site.

2. Describe the current and prior uses of the site. If there are any existing buildings, explain what will be done with them. The site is classified as mixed-use and includes an old structure. The applicant is offering the building, which occupies approximately 5,000 square feet of land, to the Town for use as a community center.

3. Is the site or any building on the site listed, nominated, or eligible for listing on the National or State Register of Historic Places? ☐ Yes ☒ No

4. Is the site located in or adjacent to an historic district? ☐ Yes ☒ No

5. Acreage

Acreage on site	<u>3</u>
Total buildable acreage	<u>2.875</u>

6. Site Control

☐ Developer owns the site. *Attach a copy of the deed.*

☒ Developer holds a Purchase and Sale agreement or option on the site. *Attach a copy of the P&S or option.*

7. Value of Land

*Attach verification of the value of the land either through the last arms-length transaction if the transaction occurred within the last three (3) years or through a current appraisal by a licensed appraiser showing the value of the land **under by-right zoning**.*

8. Available Utilities & Infrastructure

<input checked="" type="checkbox"/> Public water	<input type="checkbox"/> Public sewer
<input type="checkbox"/> Private well	<input type="checkbox"/> Private sewer
<input checked="" type="checkbox"/> Public streets	<input checked="" type="checkbox"/> Septic system
<input type="checkbox"/> Private streets	<input type="checkbox"/> On-site package treatment or alternative

9. Is the site located near public transit (bus, subway, commuter rail, etc.)? If so, indicate the type, distance to the nearest stop, and frequency of service. No
10. Describe any known or suspected hazardous waste sites on or within a 1/2 mile radius of the project site. None
11. Has a 21E hazardous waste assessment ever been done on this site? If so, attach a summary of the filing.
☐ Yes ☒ No
12. Current Zoning
- | | |
|------------------------|-------------------------|
| Zoning classification | <u>R1/Mixed-use</u> |
| Usage allowed | <u>Res./Comm.</u> |
| Units per acre allowed | <u>Residential = .5</u> |
13. Has the municipality denied a permit on another proposal for this site within the last 12 months?
☐ Yes ☒ No
14. What waivers will you be requesting under the comprehensive permit?
Zoning waivers including use, lot area, frontage, structure setbacks, etc.

Surrounding Neighborhood & Community

1. Describe the land uses in the surrounding neighborhood. Residential & mixed-use
2. What is the prevailing zoning in the surrounding neighborhood? Mixed-use
3. Describe nearby amenities and services such as shopping or recreation. The site is located in the Town Center with easy access to the Town Common, Town Hall, Town Library and a variety of local stores.
4. Is the site close to other affordable housing units? If so, provide the distance.
No. The Town of Dunstable has little, if any, affordable housing units.
5. Explain how developing the site contributes to smart growth development in the area (e.g. mixed use, reuse, concentrated development), if at all. The project is consistent with the following Sustainable Development Principles: 1. Concentrated Development - the proposed project is on an existing parcel, it produces multi-family housing at a higher density than the surrounding area, and utilizes existing infrastructure. 2. Be Fair - this is a 40B, involving a streamlined permitting process. It also creates affordable housing in a community whose residents are predominately middle to upper income. 3. Expand Housing Opportunities - the project increases the number of homeownership units and expands the term of affordability

The Project

1. Type of Project

Total number of units

Fee simple

Condo

24

Rental

Other

2. Project Style

Total number of units

Detached single-family

Rowhouse/townhouse

24

Duplex

Multifamily house (3+ family)

Apartment building

Other (specify)

3. If there will be multiple buildings, will they follow smart growth design (e.g. cluster)? Explain. There are 8 buildings of 3 units per structure. The units are located on the site as to maximize green space.

4. Unit Mix

Number

Percentage of Total

Affordable (see Instructions)

6

25%

Market Rate

18

75%

Handicapped Accessible

Other (see Instructions)

Total Units

24

100%

5. Will the project meet Energy Star Standards? If so, describe. _____

6. Estimate the percentage of the site used for:

Buildings 17%

Parking & Paved Areas 23%

Usable Open Space 60%

Unusable Open Space _____

7. Development Schedule

Complete the chart below by providing the appropriate month and year. Fill in only as many columns as there are phases. If there will be more than three phases, add columns as needed.

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	Total by type
Number of affordable units	<u>8</u>	<u> </u>	<u> </u>	<u> </u>
Number of market units	<u>16</u>	<u> </u>	<u> </u>	<u> </u>
Total by phase	<u>24</u>	<u> </u>	<u> </u>	<u> </u>

Please complete the following chart with the appropriate projected dates:

All permits granted	<u>9/2006</u>	<u> </u>	<u> </u>
Construction start	<u>10/2006</u>	<u> </u>	<u> </u>
Marketing start - affordable units	<u>8/2006</u>	<u> </u>	<u> </u>
Marketing start - market units	<u>8/2006</u>	<u> </u>	<u> </u>
Construction completed Phase 1	<u>9/2007</u>	<u> </u>	<u> </u>
Initial occupancy	<u>1/2007</u>	<u> </u>	<u> </u>

8. If any public funds will be used to develop this project, please indicate the source, the amount, and the use. N/A

9. Local tax rate per thousand: \$12.76

10. Will all features and amenities available to market buyers also be available to affordable buyers? If not, explain the differences. Yes

11. Unit Composition ~ Ownership Projects Only*

Complete the chart below. Include a separate entry for each unit type according to its square footage and/or sales price.

Type of Unit	# of Units	# of Bedrooms	# of Baths	Gross Sq. Ft.	# Parking Spaces	Sales Price	Condo Fee	Handicapped Accessible?
Affordable	6	2	2	1,632	2	\$150,000	\$125	<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market	18	2	2	1,632	2	\$399,000	\$175	<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Other								<input type="checkbox"/>
								<input type="checkbox"/>

*For rental projects, please fill out the Unit Composition section of the One Stop Application. Contact DHCD for assistance.

Design and Construction

1. Drawings

Please submit two copies of all drawings. Preliminary drawings must be stamped and signed by a registered architect or engineer. Drawings should not be larger than 30" x 42" and must be folded into 8 1/2" X 11".

Cover sheet showing written tabulation of:

- ☒ Proposed buildings by design, ownership type, and size
- ☒ Dwelling unit distribution by floor, size, and bedroom/bath number
- ☒ Square footage breakdown of commercial, residential, community, and other usage in the buildings
- ☒ Number of parking spaces

Site plan showing:

- ☒ Lot lines, streets, and existing buildings
- ☒ Proposed building footprint(s), parking (auto and bicycle), and general dimensions
- ☒ Zoning restrictions (i.e. setback requirements, easements, height restrictions, etc).
- ☐ Wetlands, contours, ledge, and other environmental constraints
- ☒ Identification of affordable units
- ☐ Sidewalks and recreational paths
- ☒ Site improvements, including landscaping

Utilities plan showing:

- ☒ Existing and proposed locations and types of sewage, water, drainage facilities, etc.

Graphic depiction of the design showing:

- ☒ Typical building plan
- ☒ Typical unit plan for each unit type with square footage tabulation
- ☒ Elevation, section, perspective, or photograph
- ☐ Typical wall section

2. Construction Information

<u>Foundations</u>	<u># Mkt Units</u>	<u># Affordable Units</u>	<u>Attic</u>	<u># Mkt Units</u>	<u># Affordable Units</u>
Slab on Grade	<u>18</u>	<u>6</u>	Unfinished	_____	_____
Crawl Space	_____	_____	Finished	_____	_____
Full Basement	_____	_____	Other	<u>18</u>	<u>6</u>

<u>Exterior Finish</u>	<u># Mkt Units</u>	<u># Affordable Units</u>	<u>Parking</u>	<u># Mkt Units</u>	<u># Affordable Units</u>
Wood	_____	_____	Outdoor	<u>18</u>	<u>6</u>
Vinyl	<u>18</u>	<u>6</u>	Covered	_____	_____
Brick	_____	_____	Garage	<u>18</u>	<u>6</u>
Fiber Cement	_____	_____	Bicycle	_____	_____
Other	_____	_____			

Heating System

Fuel: ☐ Oil ☒ Gas ☐ Electric ☐ Other

Distribution method (air, water, steam, etc.): air

Energy Efficient Materials

Describe any energy efficient or sustainable materials used in construction: _____

Non-Residential Space

Describe any non-residential construction on the site, e.g. office space, clubhouse, commercial space, etc. N/A

Modular Construction

If modular construction will be used, explain here. N/A

DUNSTABLE VILLAGE

PROJECT FEASIBILITY

1. Proforma

DEVELOPMENT BUDGET

HARD COSTS

	<u>Per Unit</u>	<u>Total</u>
Site Acquisition	\$37,500	\$900,000
Earth Work	\$7,292	\$175,000
Utilities	\$6,250	\$150,000
Pavement	\$4,167	\$100,000
Landscaping	\$3,125	\$75,000
Residential Construction (1,632 sf/unit * \$96/sf)	<u>\$156,672</u>	<u>\$3,760,128</u>
Subtotal Hard Cost	\$215,005	\$5,160,128
Contingency @5%	<u>\$10,750</u>	<u>\$258,006</u>
Total Hard Costs	\$225,756	\$5,418,134

SOFT COSTS

Permits/Surveys	\$1,200	\$28,800
Architectural	\$3,125	\$75,000
Engineering	\$4,167	\$100,000
Legal, title, recording & closing costs	\$3,500	\$84,000
Insurance	\$2,500	\$60,000
Security	\$417	\$10,000
Construction Manager	\$3,125	\$75,000
Foreman	\$3,125	\$75,000
Property Taxes	\$500	\$12,000
Construction Loan Interest	\$8,333	\$200,000
Financing/Application Fees	\$1,875	\$45,000
Appraisal	\$250	\$6,000
Utilities	\$833	\$20,000
Accounting	\$625	\$15,000
Development Overhead	\$5,500	\$132,000
Affordable Housing Consultant	\$417	\$10,000
Marketing/Lottery - 6 affordable units	\$1,313	\$31,500
Marketing - 18 market units	<u>\$14,963</u>	<u>\$359,100</u>
Subtotal Soft Costs	\$55,767	\$1,338,400
Contingency @ 5%	<u>\$2,788</u>	<u>\$66,920</u>
Total Soft Costs	\$58,555	\$1,405,320
Total Development Costs (Soft Costs + Hard Costs)	\$284,311	\$6,823,454

DUNSTABLE VILLAGE

2. Profit Analysis

6 Affordable units at \$142,500 ea.	\$855,000
18 Market units at \$399,000 ea.	<u>\$7,182,000</u>

Total Sales	\$8,037,000
--------------------	--------------------

Total Profit	\$1,213,546
(Total Sales - Total Development Costs)	

Percentage Profit

<i>(Total Profit/Total Development Costs)</i>	17.78%
---	---------------

Affordable Sales Price Calculations

Target household income = 70% of Lowell PMSA median income	\$46,980
30% of income for debit services, taxes, insur., PMI, Condo fees/12	\$1,175
less taxes (\$12/1000)	-150
less condo fee/insur	-125
less PMI (@.0058 x mtg.)	<u>-50</u>
Available for debt service	\$850

Max mortgage @ 6.5% - 30 years (.0754395 constant)	\$135,280
5% down payment	<u>\$7,125</u>
Sales Price	\$142,405

3. Cost Analysis

Total Gross Building Square Footage	39,168 s.f.
Residential Construction Cost per Square Foot	\$96.00
Total Hard Cost per Square Foot	\$138.33
Total Development Costs per Square Foot	\$174.21
Total Sales per Square Foot	\$205.19

The Development Team ~ Contact Information and Experience

1. Developer

Name Mark Vaccaro, President, Dunstable Village Development
Address 80 Locke Road, Chelmsford, MA 01824
Phone (508) 942-5515 Fax _____
Email _____ Tax ID # _____

2. Contractor/Builder

Name Nick Freitas Construction
Address _____
Phone _____ Fax _____
Email _____ Tax ID # _____

3. Architect/Engineer

☐ LEED certified?

Name Architect: Stephen D. Wojcik, 46 Bridge St., Nashua, NH 03063 (603) 594-0205
Address Engineer: Homberg & Howe, 73 Princeton St., Chelmsford, MA 01824
Phone (978) 251-3132 Fax (978) 251-0509
Email _____ Tax ID # _____

4. Attorney

Name Douglas Hausler, Lampert, Hausler & Rodman PC
Address 4 Meetinghouse Road, Chelmsford, MA 01824
Phone (978) 256-6080 Fax _____
Email _____ Tax ID # _____

5. Marketing Agent (if more than one, attach a separate sheet)

Name James King
Address 174 East Bare Hill Rd., Harvard, MA 01451
Phone (978) 501-6524 Fax _____
Email _____ Tax ID # _____

6. Consultant

Name L.A. Associates, Inc., Kristen Costa, President
Address 5 Middlesex Ave., Suite 20A, Wilmington, MA 01887
Phone (978) 658-6246 Fax (978) 658-5367
Email kriscosta@verizon.net Tax ID # _____

7. Team Experience -- The Developer and Contractor

Complete the charts on the following pages for all housing projects undertaken by the developer and the contractor during the past three years. Include projects currently in construction. Provide owner references for each project, including a current phone number.

DEVELOPER'S EXPERIENCE

Project Name	Location	Number of Units	Subsidy Program	Type of Construction	Sales or Rental	Total Development Cost	Date of Completion	Reference: Name & Phone
Princeton Ridge	North Chelmsford	9	LIP	Wood-Frame	Sales	estimated \$1,985,400	estimate July 2006	Mark Vaccaro

CONTRACTOR'S EXPERIENCE

Project Name	Location	Number of Units	Subsidy Program	Type of Construction	Sales or Rental	Total Development Cost	Date of Completion	Reference: Name & Phone
Princeton Ridge	North Chelmsford	9	LIP	Wood-Frame	Sales	estimated \$1,985,400	estimate July 2006	Mark Vaccaro

Dunstable Village, Dunstable

Marketing & Lottery Plan

A. Marketing Description

The marketing of Dunstable Village will be divided into two parts: marketing of the affordable units and marketing of the market rate units.

The market rate units will be sold through local real estate agencies using traditional means to promote sales.

The affordable units will be marketed by L.A. Associates, Inc. Kristen Costa, President of L.A. Associates has considerable experience in the development and marketing of State subsidized affordable housing. L.A. Associates will be responsible for alerting members of affirmative action groups and local preference households of the opportunity to take part in the Local Initiative Program. L.A. Associates will also be responsible for conducting the lottery in order to select buyers for the affordable units.

B. Outreach

Application availability and a public information workshop will be announced using the following types of media:

Publications:

Lowell Sun, Lowell
Boston Globe, Boston
Asian Times, Lowell / Boston
La Prensa Latina, Inc., Lowell
Metrolist, Boston

The local paper, Neighbor to Neighbor in Dunstable, as well as real estate marketing publications such as the Suburban Real Estate News will also be used to promote the LIP dwellings to targeted groups.

Radio:

Local radio will be used to promote the affordable housing project by both direct advertising and through an interview/on air process when possible.

WJUL, Lowell
WCAP, Lowell

Television:

Public information channels on Comcast serving Lowell, Chelmsford, Tyngsboro, Westford and Groton; and Charter Communications serving Dunstable and Pepperell will be used to expose the LIP dwellings. The Dunstable Community Bulletin Board will also be contacted in order to promote the sale of the local preference units.

In addition, mailings will be sent to the following local agencies:

- Community Teamwork, Inc. – Lowell
- Lowell Housing Authority – Lowell
- Tyngsboro Housing Authority - Tyngsboro
- Chelmsford Housing Authority – Chelmsford
- Groton Housing Authority – Groton
- Westford Housing Authority - Westford

Promotional materials, lottery application and information materials will be submitted to DHCD for review and approval before they are distributed.

C. Proposed Lottery Process for Affordable Units

The buyer selection plan, in conformance with LIP requirements, calls for the following breakdown of the affordable units. The maximum number of units allowable (70%) has been targeted for local preference.

4	Local Preference
<u>2</u>	Balance of State
6	Total Affordable Units

A lottery process will be used to select homebuyers for the 6 units. Sales prices for the affordable units will be calculated using a window of affordability for households with incomes between 70% and 80% of the area median income. Sales prices are based on principal, interest, tax and insurance payments assuming 5% down at prevailing interest rates. The marketing agent will pre-screen buyers to determine eligibility. Ineligibility will be determined in terms of inappropriate home-ownership, excess income, and other like factors.

All qualified applicants will be grouped according to the following categories:

Minority: Native American or Alaskan Native; Asian or Pacific Islander; African American; Hispanic/Latino; or Cape Verdean

Local Preference: Households who meet one or more of the following criteria:

1. Town of Dunstable resident (Defined as a household where one or more resident was living in the community at the time of application. Documentation proving residency must be provided.)
2. Currently employed by the Town of Dunstable
3. Former resident of Dunstable (as indicated by six months of utility bills with the former resident's name on them, a high school diploma or other similar form of proof of residency. In cases where this documentation is not available, the Town of Dunstable must review individual requests.)
4. Familial status (A parent, child, sibling, spouse, aunt, uncle, nephew, niece, grandparent or great-grandparent of a current Dunstable resident.)

Balance of State: Those that do not fall into one of the preceding categories.

The units designated as affordable will be determined prior to the lottery and will be evenly dispersed throughout the buildings.

Local preference units will be selected first.

1. All local preference households qualifying for applicable LIP units will have their names put in the respective container for local preference. In addition, local preference households who are members of affirmative action groups will be placed into this category. If the number of declared minorities is greater than 14.5%, a pre-lottery will be held to determine which applicants will be included in the local preference pool.
2. The names will be drawn from the container and assigned to each of the 4 local preference units.

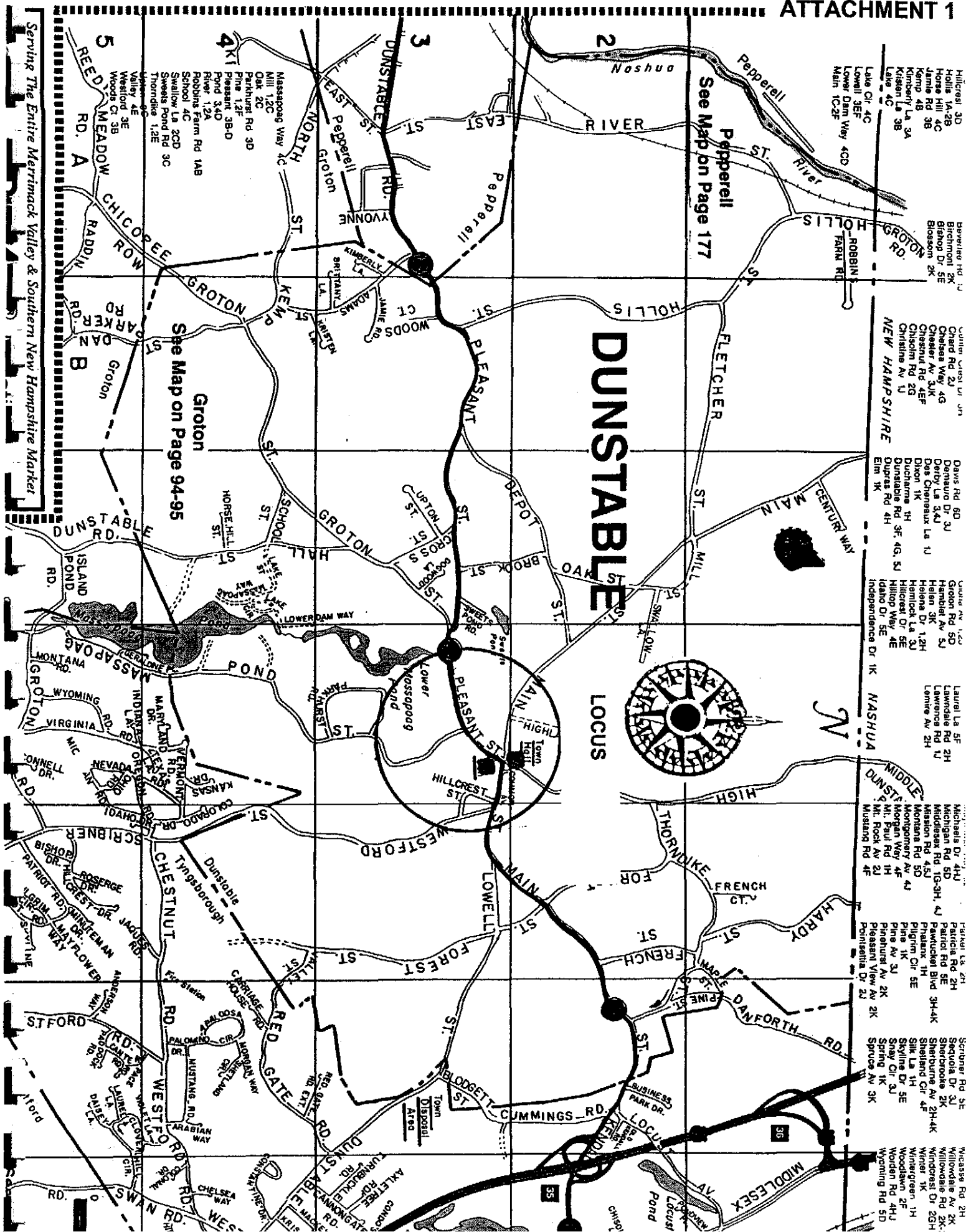
Balance of State units will be selected second.

1. All balance of state residents qualifying for LIP units will have their names put into the balance of state container. In addition, remaining affirmative action and local preference households not previously selected will be included.
2. The names will be drawn from the container and assigned to each of the 2 units designated for balance of state.

The above process will be repeated in order to obtain alternates for each of the units. The number of alternates will be determined prior to selection and after determination of the number of qualifying applicants.

Checklist of Attachments

- ☐ Letter of support signed by Chief Elected Official of municipality
- ☐ Letter of support from local housing partnership (if applicable)
- ☐ Signed letter of interest from a construction lender (see Instructions)
- ☒ Map of community showing location of site (see Instructions) ATTACHMENT 1
- ☒ Directions to site from I93 or I90 in Boston or from nearest train station if appropriate (please do not use MapQuest or MapBlast) ATTACHMENT 2
- ☐ Check payable to DHCD
- ☒ Rationale for calculation of affordable purchase prices or rents (see Instructions) PAGE 12
- ☒ Copy of site control documentation (deed or Purchase & Sale or option agreement) ATTACHMENT 3
- ☐ Last arms length transaction or current appraisal under by-right zoning
- ☐ 21E summary (if applicable)
- ☐ Photograph of existing building(s) and/or site
- ☒ Site Plan showing location of affordable units ATTACHMENT 4
- ☒ Sample floor plans and/or sample elevations ATTACHMENT 5
- ☒ Marketing plan including plan for outreach to minorities PAGES 16 & 16a
- ☒ Lottery plan PAGE 16a & 16b

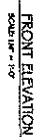


DUNSTABLE VILLAGE

**11 Pleasant Street
Dunstable, Massachusetts**

DIRECTIONS TO SITE:

**From I93 take I495 North to Route 3 North. Take Exit 35,
Tyngsboro/Dunstable off Route 3. Follow Route 113, Kendall Street,
toward Dunstable. In Dunstable Center, bare left following Route 113,
which becomes Pleasant Street. The site is on the ^{right} left at
11 Pleasant Street.**

[illegible]

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MASS STATE BUILDING CODE, EDITION 2006, AND ALL CITY ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES.
2. ALL WORK SHALL BE PERFORMED BY THE PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE.
3. ALL DIMENSIONS, ELEVATIONS AND LOCATIONS SHALL BE SHOWN IN THE PLAN BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES.
4. UNLESS OTHERWISE NOTED OTHERWISE, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
5. THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENINGS IN THE FOUNDATION SYSTEM FOR THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND UTILITIES.
6. ANY AND ALL INFORMATION OR RECORDS WHICH ARE REQUIRED TO BE SUBMITTED TO THE CITY OF BOSTON, MASSACHUSETTS, SHALL BE SUBMITTED TO THE CITY OF BOSTON, MASSACHUSETTS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BOSTON, MASSACHUSETTS.

